



FACT SHEET

OLD BREMERTON GAS PLANT PARK & PROPERTY DEVELOPMENT

U.S. ENVIRONMENTAL PROTECTION AGENCY'S BROWNFIELDS ASSESSMENT PROGRAM - DECEMBER 2006

OLD BREMERTON GAS PLANT PARK & PROPERTY DEVELOPMENT

Project Overview

The City of Bremerton, through a Cooperative Agreement Work Plan with United States Environmental Protection Agency (EPA), has received a grant in the amount of \$200,000 from the EPA to perform assessments of the property sites located at 1725 Pennsylvania Avenue in Bremerton. The site consists of three (3) legal parcels bounded by Thompson Drive to the west, Pennsylvania Avenue and residential properties to the east, the Port Washington Narrows waterway to the north and another property parcel to the south. More specifically, the parcels are described as the McConkey (middle & north) and Sesko parcels. See **Attachment A**.

The site and adjacent properties currently are used for light industrial purposes and storage of various materials, including boat parts and metal debris. Historic uses include a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat/vehicle repair facilities, sandblasting, painting, electroplating operations, and salvage yard. Conditions of known or potential environmental concerns are based on historical operations e.g. an abandoned underground fuel pipeline that once connected an adjacent petroleum bulk plant to a former fuel dock reportedly leaked at one time resulting in residue deposits and dark stains on the beachfront. Although no details were provided, residue deposits and dark stains on the beachfront were noted in the Phase I Environmental Site Assessment (ESA) from 1997. The properties likely became contaminated through the leaks, spills, and discharges from fuel storage and operations conducted on site. Releases likely occurred in the 1920s – 1980s.

The Site Plan in **Attachment B** is from the 1997 Phase I ESA showing the property locations and land overlay. This same Attachment was used for the 2005 EPA Grant Application. The **Attachment C** indicates areas of concern where explorations will be explored by GeoEngineers, Inc. and/or others to evaluate the potential for contaminated soil and possible groundwater impacts at the McConkey/Sesko properties. This proposed exploration plan was developed as a "Conceptual Plan" in 2005 and subject to modification based on

the completed EPA-Phase I ESA Report, dated November 10, 2006. The adjacent property, to the east, formally used as a petroleum bulk plant, is included in the State's "Confirmed or Suspected Contaminated Site's List" (CSCSL) based on confirmed petroleum related soil and groundwater contamination identified while existence of migrating petroleum is possible.

Information pertaining to groundwater, surface water, oil seep, or subsurface soil conditions at the site has **not been identified**. The goal of this Grant is to identify potential soil and groundwater contaminants on these properties according to the EPA Brownfields Grant Assessment Work Plan, dated July 23, 2006.

The Old Bremerton Gas Plant Park and Property Development will transform an austere section of Bremerton waterfront while providing increased availability and accessibility of public amenities and jobs to very low, low-moderate-income residents. The development of marine-related business and light industrial facilities will stimulate economic development within this entire community that will result in a healthy commercial tax base and ease the burden on local taxpayers. The **Attachment D** is a proposed redevelopment concept of the area.

EPA Brownfields Program

The Brownfields Grant Program was created to help communities redevelop, reuse or expand real property that, because of contamination, pollutant, or hazardous substance, might otherwise be unusable. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment.

BROWNFIELDS PROGRAM GOALS ARE:

Protecting the Environment

Addressing brownfields to ensure the health and well-being of America's people and environment.

Promoting Partnerships

Collaborating and communicating are essential to facilitate brownfields cleanup and reuse.

Strengthening the Marketplace



Providing financial and technical assistance to bolster the private market.

Sustaining Reuse

Redeveloping brownfields to enhance a community's long-term quality of life.

BROWNFIELDS ASSESSMENT GRANTS

EPA provides grant monies for Brownfields Assessment Grants to provide funding for recipients to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. The City of Bremerton secured a Brownfields Assessment Grant for the Old Bremerton Gas Plant Park & Property Development. The City of Bremerton is the lead agency for this EPA - Brownfields Grant.

Comments Requested

The City of Bremerton is requesting public comment regarding property development relative to **Attachment D**. A summary of public comments will be provided to the Bremerton Gas Plant & Property Development project team for consideration.

Types of properties that should be a priority for environmental assessment:

- Those which are currently idle?
- Properties that could be grouped with other parcels to form a larger plot suitable for more significant redevelopment?
- Other types of properties in the area?

Considerations in development planning

- More commercial space?
- More light industrial space?
- More office space?
- Recreational green space/trails?

The comment period will be open through January 4, 2007. All comments will be compiled and provided to the Bremerton Gas Plant Park & Property Development project team for consideration. Please send your comments to one of the project contacts identified below:

Dan Miller, Grant Administrator

City of Bremerton Public Works & Utilities
3027 Olympus Drive, Bremerton, WA 98310
(360) 473-2314; dan.miller@ci.bremerton.wa.us

David Cook, LG, RBP, Principal

GeoEngineers, Inc.
Plaza 600 Building
600 Stewart Street, Suite 1700, Seattle, WA 98101
(360) 239-3229; dcook@geoengineers.com

Public Meeting

The Bremerton Gas Plant Park and Property Development staff will hold their meeting in December. The meeting is open to the public.

Date: Tuesday, December 5, 2006

Time: 6:00 P.M.

Location: Norm Dicks Government Center

NORM DICKS GOVERNMENT CENTER

First Floor Chambers

345 6th Street

Bremerton, WA 98337-1873

(360) 337-5306

This and other brownfields projects within Kitsap County will be discussed. The meeting will include a project overview, question and answer period, and opportunity for public comment.

Public Meetings will be announced through project fact sheets, press releases, and newspaper advertisements.

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